

TOWN OF DUDLEY MASSACHUSETTS PLANNING BOARD

DUDLEY MUNICIPAL COMPLEX, ROOM 308
71 WEST MAIN STREET DUDLEY, MA 01571

DUDLEY PLANNING BOARD

Daniel Edmiston, Chairman
Richard Clark, Vice Chairman
Steve Watroba, Clerk of the Board
Louis Perrin, Member
William LePage, Member



DUDLEY PLANNING STAFF

Donald T. Johnson, AICP, Town Planner
Caryl Savard, Clerk
planner@dudleyma.gov
Phone: 508-949-8014

PLANNING BOARD MEETING MINUTES

Wednesday August 14, 2019

Dudley Municipal Complex, Room 321-A

Call to Order

The Planning Board Meeting was called to order at 7:00 PM on Wednesday, August 14, 2019 in Room 321A of the Dudley Municipal Complex by Chairman Dan Edmiston. Planning Board members present were: Steve Watroba-Clerk of the Board, Louis Perrin-Member, William LePage-Member and Don Johnson, Town Planner.

A. July 24, 2019 Meeting Minutes

- a. Mr. Watroba **moved to approve the minutes of July 24, 2019.** Seconded by Mr. Perrin. Unanimous.

B. Appointment of delegate to CMRPC

- a. Mr. Perrin volunteered to be Dudley's delegate. Mr. LePage **moved to appoint Lou Perrin as the CMRPC delegate.** Seconded by Mr. Watroba. Unanimous.

C. Appointment of an Associate Member to the Planning Board

- a. Mr. Russell Giglio volunteered to serve as the Associate Member on the Planning Board. Mr. Perrin **moved to appoint Russell Giglio as the Associate Member.** Seconded by Mr. LePage. Unanimous.

D. ANR Plan, Barbara Hanc, 20 Bonnie View Road

- a. After discussion, it was decided that the applicant would review the parcel and work out the details of the land with the estate's attorney. At the next meeting, the Planning Board would like a legal document regarding the decision and approval from all parties.

E. ANR Plan, Thomas and Maureen O'Connor, 187 Oxford Avenue

- a. Aaron Banford from Bertin Engineering, the representative for the applicant, explained that the applicant would like to cut out a 37 acre parcel. It meets town requirements for frontage and build factor. Would need a waiver for the scale of 1"=30'.
- b. Mr. Perrin **moved to accept the ANR plan at 187 Oxford Avenue Dudley Tax Map 212 Parcel 13, owned by Oxford Avenue Realty Inc., Thomas and Maureen O'Connor and grant a waiver for the scale of the plan of 1"=30'.** Seconded by Mr. Watroba. Unanimous.

F. ANR Plan, Nancy Anderson, 7 & 9 Daniels Street

- a. Currently the land is listed at Central Avenue Extension, not Daniels Street. Plan was never recorded at Registry, but accepted at Town Meeting. Mr. Perrin **moved to accept the ANR plan for 7 & 9 Daniels Street, Registry of Deeds book 44416 and page 517, with waivers for topography, contour intervals, the profile of existing grade and location of wetlands.** Seconded by Mr. Watroba. Unanimous.

G. Discussion on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets

- i. Pierpont Estates – grass strips have been installed. When the as-built is submitted, the developer should be ready to go to Town Meeting to have the streets accepted. Nothing received on the Old Mason Road property.

H. Final inspections on AMP Solar

- a. Landscaping not yet completed

I. Discussion on the status of Economic Development Planning, including:

- a. EDC took a summer break and will have a meeting next Tuesday. Will be discussing the status of the Webster-Dudley project with CMRPC.

J. Planner's Plate

- a. Mr. Johnson met with the engineer that is work on the stormwater management plan for the town. On schedule with the work plan for the next five years. MVP grant comes into play for costs associated with compliance.
- b. Haven't heard yet on the Community Development Block Grant, very late this year.

K. Comments from the Planning Board – Thanks to Russell Giglio for volunteering to serve as the Associate Member.

L. Comments from the Audience – None

M. Other Business – None

N. Adjournment

- a. Mr. Watroba **moved to adjourn at 7:50 PM.** Seconded by Mr. LePage. Unanimous.

Caryl Savard
Planning Board Clerk

Minutes of August 14, 2019

Daniel Edmiston, Chairman

Richard Clark, Vice-Chairman

Steve Watroba, Clerk of the Board

Louis Perrin, Member

William LePage, Member